

143.0

0008

0013.0

Map

Block

Lot

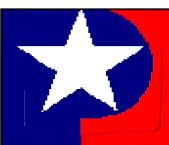
1 of 1

Residential

CARD

ARLINGTON

APPRAISED: 1,159,700 / **Total Card** / **Total Parcel**
USE VALUE: 1,159,700 / 1,159,700
ASSESSED: 1,159,700 / 1,159,700



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CHEN WINSTON S	
Owner 2: BOTNEN KRISTIN	
Owner 3:	

Street 1: 70 COOLIDGE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: NAUMAN SUZANNE & CHRISTOPHER / -

Owner 2: TRS/SUZANNE C NAUMAN TRUST -

Street 1: 70 COOLIDGE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1987, having primarily Clapboard Exterior and 2447 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	80.	1.12	9			Ledge	-5	View	25			584,248						584,200	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							93240
							GIS Ref
							GIS Ref
							Insp Date
							03/09/17

Parcel ID 143.0-0008-0013.0

!11154!

PRINT

Date	Time
12/11/20	01:21:22

LAST REV

Date	Time
09/10/19	15:44:00

apro

11154

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

TAX DISTRICT**PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAUMAN SUZANNE	1507-37		4/27/2017		1,080,000	No	No		
NAUMAN CHRISTOP	1472-70		6/8/2015	Convenience	100	No	No		
DI MAMBRO ANTON	1306-21		8/12/2005		985,000	No	No		
	1048-107		9/1/1988		358,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/1/2018	1625	Add Bath	32,000	C					1/29/2018	SQ Returned	EMK	Ellen K
7/22/2015	995	Re-Roof	12,740		7/22/2015			Strip and re-roof.	3/9/2017	Measured	DGM	D Mann
3/23/2007	169	Redo Kit	18,000			G9	GR FY09		11/4/2015	Permit Insp	PC	PHIL C
3/17/1994	63		3,000					ADD MUDROOM TO GAR	1/21/2009	Meas/Inspect	372	PATRIOT
									12/15/1999	Inspected	264	PATRIOT
									11/23/1999	Mailer Sent		
									11/16/1999	Measured	264	PATRIOT
									10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH									
Type:	6 - Colonial				Full Bath		2	Rating:		Very Good		OF=XTRA SINK.															
Sty Ht:	1T - 1 & 3/4 Sty				A Bath:		Rating:																				
(Liv) Units:	1		Total: 1		3/4 Bath:		Rating:																				
Foundation:	1 - Concrete				A 3QBth:		Rating:																				
Frame:	1 - Wood				1/2 Bath:		1	Rating:		Very Good																	
Prime Wall:	2 - Clapboard				A HBth:		Rating:																				
Sec Wall:	1 - Wood Shingl	10 %			OthrFix:		1	Rating:		Average																	
Roof Struct:	1 - Gable				OTHER FEATURES																						
Roof Cover:	1 - Asphalt Shgl				Kits:	1	Rating:		Very Good																		
Color:	PINK				A Kits:	Rating:																					
View / Desir:					Fpl:	1	Rating:		Very Good																		
GENERAL INFORMATION						WSFlue:	Rating:																				
Grade:	B- - Good (-)				CONDOS INFORMATION																						
Year Blt:	1987	Eff Yr Blt:			Location:																						
Alt LUC:					Total Units:																						
Jurisdct:					Floor:																						
Const Mod:					% Own:																						
Lump Sum Adj:					Name:																						
INTERIOR INFORMATION						DEPRECIATION						REMODELING						RES BREAKDOWN									
Avg Ht/FL:	STD				Phys Cond:	VG - Very Good	2.9	%							No Unit	RMS	BRS	FL									
Prim Int Wall:	1 - Drywall				Functional:									1	8	3	M										
Sec Int Wall:					Economic:																						
Partition:	T - Typical				Special:																						
Prim Floors:	3 - Hardwood				Override:																						
Sec Floors:					Total:	2.9	%																				
Bsmnt Flr:	12 - Concrete				CALC SUMMARY						COMPARABLE SALES																
Subfloor:					Basic \$ / SQ:		125.00										Rate	Parcel ID	Typ	Date	Sale Price						
Bsmnt Gar:					Size Adj.:		1.35000002																				
Electric:	3 - Typical				Const Adj.:		0.99989998																				
Insulation:	2 - Typical				Adj \$ / SQ:		168.733																				
Int vs Ext:	S				Other Features:		116858																				
Heat Fuel:	2 - Gas				Grade Factor:		1.21																				
Heat Type:	1 - Forced H/Air				NBHD Inf:		1.00000000																				
# Heat Sys:	1			NBHD Mod:																							
% Heated:	100			LUC Factor:		1.00																					
Solar HW:	NO			Adj Total:		592668																					
% Com Wall:					Depreciation:		17187																				
					Deprecated Total:		575481																				
MOBILE HOME						Make:			Model:			Serial #:			Year:			Color:									
SPEC FEATURES/YARD ITEMS												PARCEL ID						143.0-0008-0013.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
More: N	Total Yard Items:			Total Special Features:								Total:															